



CITY OF NEWTON, MASSACHUSETTS

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David B. Cohen
Mayor

ZONING BOARD OF APPEALS

Sherri Lougee, Board Secretary

NOTICE OF DECISION

A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decisions were determined as follows:

- #1-08** from Diane and Paul Gomez, 16 Glenwood Avenue, Newton, MA, requesting a variance of 16.5 feet from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a new garage, resulting in a front yard setback of 8.5. **(Required front yard setback for *old* lots created before December 7, 1953 is 25 feet from Ridge Avenue.)** The property is located in a Single Residence 3 district. **The Board voted to grant petitioner's request to withdraw his variance application, 5-0.**
- #2-08** from David and Donna Medoff, 11 Brandeis Circle, Newton Centre, MA, requesting a variance of 8.8 feet from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a porch, resulting in a front yard setback of 21.2 feet. **(Required front yard setback for *new* lots created after December 7, 1953 is 30 feet.)** The property is located in a Single Residence 3 district. **The petitioners' request for a variance from the front yard setback was granted, subject to conditions, 4-1.**
- #3-08** from Kent Road Nominee Trust, 300 First Avenue, Needham, MA, requesting a variance of 2.4 feet from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, for property at 100 Dudley Road in order to legalize the southeast corner of the dwelling, resulting in a side yard setback of 17.6 feet. **(Required side yard setback for *new* lots created after December 7, 1953 is 20 feet.)** The property is located in a Single Residence 1 district. **The Board voted to grant petitioner's request to withdraw his variance application, 5-0.**

Any appeal of the above decision must be made to the Superior Court within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.

Decision number 2-08 was filed on February 14, 2008.